



PLANNING COMMISSION MINUTES

Meeting of September 10, 2015

City Hall Council Chambers * 290 North 100 West Logan, UT 84321 * www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, September 10, 2015. Chairman Davis called the meeting to order at 5:30 p.m.

Planning Commissioners Present: David Butterfield, Amanda Davis, Tom Jensen, Dave Newman, Tony Nielson, Russ Price, Sara Sinclair

Staff Present: Mike DeSimone, Russ Holley, Amber Reeder, Bill Young, Kymber Housley, Debbie Zilles

City Recorder, Teresa Harris, presented the oath of office to new Commissioner Dave Newman.

Minutes as written and recorded from the August 27, 2015 meeting were reviewed. Commissioner Sinclair moved that the minutes be approved as submitted. Commissioner Price seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 15-034 Maverik Store – 1000 W. [Design Review Permit] - *continued from July 23, 2015* - Maverik Inc/Raymond Family Properties LC, authorized agent/owner, request construction of a 5,046 SF convenience store with fuel pumps located at 1000 West 200 North in the Commercial (COM) zone; TIN 05-062-0064.

STAFF: Ms. Reeder reviewed that the project was continued from August 27, 2015 to allow for additional information on the CAT scale, west side parking and circulation, access issues and building design – specifically additional glazing/fenestration on the 1000 West and 250 North elevations, and additional front landscaping considerations (related to underground gasoline pump area). Maverik, UDOT, and the City Engineer met and discussed the alignment of the western access. The City initiated traffic count collection on 200 North and research on the 1100 West right-of-way. Maverik submitted updated building elevations and a conceptual landscape plan.

PROPONENT: Todd Meyers, representative from Maverik, pointed out improvements from the original site plan including a 100' wide access from 1100 West, the diesel fueling area moved further west with the CAT scale adjacent to the diesel fuel lanes, staging areas for larger vehicles and the landscaping strips along the property lines widened. The landscaping along 250 North and 200 North has been widened from 10' to 15' and the 1000 West landscaping widened from 15' to 19.5'. The southwest corner of the property will have an expanded landscape area to provide for screening and water detention. The project has been reviewed by UDOT; however, civil plans will need to be submitted prior to construction.

PUBLIC: None

COMMISSION: Bill Young, the City Engineer, clarified for Commissioner Jensen that 33' of 1100 West is dedicated to the City with a plan to request 66' of right-of-way. There is a 40' privately owned right-of-way to the west (between the City owned 33' and the property line).

Commissioner Jensen expressed concern regarding the turning radius for large trucks on 1100 West. Mr. Young said the City has a consultant working on right-of-way acquisition (timeline to be determined). Mr. Housley further clarified that the City is in discussion, however, there is no guarantee on the west half of the road; generally the City waits until the property is developed, at which time it is the responsibility of the property owner/developer to complete their half of the road. Mr. Young said in the meantime, the City is working on some modified cross sections to come up with the equivalent pavement of a 66' right-of-way.

Commissioner Jensen noted that the turning radius of large trucks was a concern raised at the last meeting, especially with the CAT scale and where the trucks will stack while waiting to use the scale. This issue does not seem to be resolved. Mr. Young said Maverik engineers have reviewed and evaluated turning movements at this location.

Commissioner Sinclair questioned whether the Commission has the purview to direct how Maverik designs the interior portion of the site if the requirements have been met. She believes that as a national chain, they have quite a bit of experience in these types of decisions and design. Commissioner Jensen said his concern is that the parking/backup will back out onto the public roads. Ms. Reeder noted that Maverik officials feel comfortable with the layout as proposed based on the numbers they anticipate for this site.

Commissioner Jensen complimented the improvements that have been made. He has no issue with the architectural treatment, however, does have concern with truck traffic on 1100 West and does not want to make a 'planning mistake'.

Chairman Davis asked for a definition of what the City standard would be on road construction (specifically regarding 1100 West). Ms. Reeder said typically the property owner/developer is responsible for their half of the road. The condition of approval 9-c-ix addresses the 33' of road that the City currently owns. Mr. Housley noted that this has been addressed with a wider portion of paved area (instead of a landscaping strip and sidewalk) until the other half of the road is developed. The net result will be approximately 2' shorter than a standard road and, practically speaking, it should have the same impact as a standard City road.

Commissioner Jensen said he would like to see it work numerically and look at all eventualities, he is not satisfied that this has been demonstrated. Other trucking areas usually provide a loop; he is concerned that trucks will stack along 250 North. He is also nervous about the 1000 West 200 North intersection with such high-volume traffic and offset approaches. Mr. DeSimone reminded Commissioner Jensen that this is under UDOT's purview, however, suggested possibly adding signage to help direct traffic (right turn only). Commissioner Jensen thought this would be an improvement.

Mr. DeSimone noted that the gas pumps are 100' from the edge of the property line, which provides enough room – based on the numbers provided by Maverik. Commissioner Jensen said those numbers are speculative. Chairman Davis advised that this may become self-regulating if it is difficult for trucks to maneuver, they will choose to utilize another facility. Mr. DeSimone said that engineers have studied the site and there has to be some reliance on their expertise and decision.

Commissioner Jensen asked if a traffic study had been done. Mr. Young explained that UDOT waived the requirement for a traffic impact study based on the improvements since the CMPO meeting. The City did do some independent traffic counts in the area. A traffic impact study would take into account the existing traffic in the area, as well as bicycle and pedestrian traffic, focusing primarily on peak time impacts such as delays/stacking and turning movements. Requesting a study would probably take at least 6-8 weeks. Chairman Davis asked if any additional conditions of approval need to be added. Mr. Young explained that the City has no jurisdiction over a UDOT road, if it becomes a safety concern, UDOT will address it.

Commissioner Newman asked if 1100 West would ever become a through street (past 250 North). Mr. Young said there is always that potential, however it would be quite expensive. This area serves as more of an internal access point for the development to the west.

Commissioner Nielson echoed Commissioner Jensen's concerns. He drives that street every day and there are always vehicles parked on 250 North. He likes the design of the building, however, it appears too tight for the traffic flow it will have.

Commissioner Price commended Maverik for their responsiveness to the Commission's concerns. Because UDOT has jurisdiction over the 200 North, asking for something different would likely be an 'uphill battle'.

Commissioner Jensen asked if a traffic study could be requested. Mr. DeSimone said the Commission has requested studies in the past on City roads; however, UDOT would have to agree.

Commissioner Butterfield said Maverik has done a good job responding to the previous concerns of the Commission and agreed with Commissioner Price that the traffic concerns fall under UDOT and the Commission does not have the expertise and/or knowledge to get too detailed and/or plan for every possible contingency. UDOT has approved the proposal and he agrees with the idea that this will likely become a self-regulating issue.

Commissioner Jensen noted that his main concern was regarding the CAT scale, he would rather approve it with no scale.

MOTION: Commissioner Butterfield moved to **conditionally approve** a Design Review Permit as outlined in PC 15-034 with the conditions of approval as listed below. Commissioner Sinclair seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. Building entrances are located on the east and south elevation. The Commission allows for adjustment to orientation standards on the north and west elevation as the north elevation provides fenestration, architectural features and landscaping and the west is a side elevation.
3. The site layout is found to be compatible with the area and unique constraints of the site.
4. A Performance Landscaping Plan, prepared in accordance with LDC §17.39 shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a. Street trees along all adjacent streets provided every 30' on center in the park strip or property adjacent to the sidewalk where sidewalk is adjacent to the roadway.
 - b. Open and useable outdoor areas shall total a minimum of 27,942 SF.
 - c. A total number 64 trees and a minimum of 5 varieties of species shall be provided. A minimum total of 161 shrubs, perennials and grasses shall be provided.
 - d. A minimum of 25% of the required plant material will be evergreen varieties.
 - e. Parking lot landscaping adjacent to 1000 West and parking areas of 250 North will meet the Type "B" guidelines of LDC§17.39.070.B.2 and §17.39.070.C for Parking Lot Interior Landscaping.
5. Dumpsters shall be visually screened or buffered from public streets by using landscaping, fencing or walls.
6. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties, in particular the residential uses located to the east.
7. No signs are approved. All signage shall be approved and permitted by staff in accordance with the Land Development Code.

8. No fences are approved. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
9. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Environmental
 - i. Minimum inside measurement for a double enclosure is 24' wide x 10' deep with four 6' gates. Gates need drop pins or latches to maintain the open position while they are being emptied. Bollards behind the dumpsters to protect the walls and an 8' concrete pad in front to protect the asphalt.
 - b. Water
 - i. Water meter must be to current Logan City standards.
 - ii. Building water main must have high-hazard rated back flow assembly as it enters building before any branch offs.
 - iii. Landscape irrigation must have backflow assembly rated for high hazard such as RPZ (ASSE-1013) or PVB (ASSE-1020).
 - iv. If a fire suppression system is required it must have a minimum backflow assembly DCDA (ASSE-1048) installed on fire riser.
 - v. Kitchen sink and/or mop sinks that will have chemical or soap dispensers must comply with IPC#22 Utah State amendment 608.16.7
 - vi. Dedicated water supply and go through an approved backflow assembly or device such as ASME A.112.1.2)
 - c. Engineering
 - i. Provide a 10' public utility easement on all four property lines.
 - ii. Existing site has 3 water services piped into property off of 250 North. Any water services not used shall be capped at City main water line.
 - iii. Existing site has 3 sewer laterals piped into property off of 250 North and an 8" sewer main piped to manhole on 200 North. Verify location of all sewer laterals and cap any unused laterals or mains at City main sewer line.
 - iv. Construct curb gutter and sidewalk per UDOT standards along 200 North (SR-30).
 - v. Construct sidewalk and park strip along 250 North.
 - vi. Maintain all existing irrigation ditches and/or piping which may exist on parcel or in public right-of-way.
 - vii. Stormwater shall be designed and constructed to meet Logan City design and construction standards.
 - viii. All accesses to SR-30 or SR-252 shall be approved by UDOT.
 - ix. Public Works proposes that 1100 West be constructed to City standards and SR-30 access is located to 1100 West. City will work to provide costs to construct all utilities in 1100 West and 50% of road construction costs.
 - d. Forestry
 - i. Street trees required on average of 30' centers on all street frontages.
 - e. Business License
 - i. A business license for a Commercial Level 1 business will be required prior to occupancy and operation.

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The building orientation and façade adjustments have been conditioned with additional landscaping and architectural features on the 250 North elevation that meet the intent of human scale and accessibility.

4. The proponent has expressed security concerns and internal functional layout limit the ability to provide entrances on all building facades.
5. The site layout is compatible and consistent with development in the area. The proponent has a need to provide for high volumes of vehicle traffic and large commercial vehicles and access to the site is limited by the UDOT roads and regulations on access points.
6. Adequate open space and useable outdoor space are provided in conformance with Title 17.
7. The proposed project provides adequate off-street parking.
8. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
9. The project complies with maximum height, density and building design standards and is in conformance with Title 17.
10. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
11. Existing and proposed roadways provide access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Moved: Commissioner Butterfield Seconded: Commissioner Sinclair **Passed: 5-2**

Yea: D. Butterfield, A. Davis, D. Newman, R. Price, S. Sinclair Nay: T. Jensen, T. Nielson Abstain:

Commissioner Jensen was excused.

PC 15-046 Logan Gateway II Subdivision [Subdivision Permit] Al Syme/Mountainland Developers, LLC, authorized agent/owner, request a 2-lot subdivision on 9.331 acres located at 1650 North 400 West in the Mixed Residential (MRH) zone; TIN 04-081-0014;0015.

STAFF: Ms. Reeder reviewed the request for a 2-lot subdivision to separate the Logan Gateway II project into two (2) lots. The project is being developed in two (2) phases. Phase I is complete and Phase II will be begin soon.

The land was annexed in the early 1980's as agricultural land. In 2001, the zoning was changed to Mixed Residential High (MRH). On October 26, 2006, the Planning Commission approved a Design Review Permit for the initial 128 unit Logan Gateway project to be developed. The project density was approximately fourteen (14) units per acre. The property changed ownership and the Design Review Permit was extended through 2008. All the below ground infrastructure for the site was installed and the above ground improvements on the eastern half of the property were constructed.

Building permits were submitted in late 2008 and early 2009; however, issuance of the permits and construction of the project were put on hold due to issues with the lending institution that the developer was working with. The permit subsequently expired and as a result of the 2011 City-wide zoning map update, the zoning changed to Mixed Residential Medium (MRM). In August 2012, the project was rezoned to Mixed Residential High (MRH) to allow for completion of the project and the owner put a deed restriction on the property for no more than 14 units per acre. The Planning Commission approved a Design Review Permit for the construction in July 2013. It included sixteen (16) buildings to be built in two phases: eleven (11) townhome-style buildings with four (4) or five (5) units, seven (7) 12-unit apartment buildings, and an office, pool, and open space. The buildings in Phase I were completed in August 2015, which include two (2) townhomes, four (4) 12-unit apartment buildings, and the office. The pool will be completed next year. The owner bonded for the improvements as a pool contractor was not available for this construction season. Phase II is anticipated to begin in the coming months.

PROPONENT: Scott Warren, one of the owners, explained that the request for the subdivision is for taxing and financing purposes only.

PUBLIC: None

COMMISSION: None

MOTION: Commissioner Sinclair moved to **conditionally approve** a Subdivision Permit as outlined in PC 15-046 with the conditions of approval as listed below. Commissioner Price seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. Two (2) lots are approved with this subdivision permit.
3. The final plat shall be recorded within one (1) year of this action or comply with LDC §17.58 Expirations and Extensions of Time.
4. Utility and access easements to be indicated over infrastructure in the project.
5. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUE's on each side of interior lot lines.
6. A shared parking, open space, and stormwater detention agreement be recorded between the lots to ensure cross-use between the properties.
7. Prior to recording of a final plat or issuance of a building permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:
 - a. Engineering
 - i. Provide a final plat in compliance with the Land Development Code.
 - b. Water/Cross Connection
 - i. Water meter setters need to have current Logan City standards for double-checks.
 - ii. All landscape irrigation systems must have high-hazard backflow assembly and be tested.
 - iii. All other backflow rules must be followed per IPC 2012.

FINDINGS FOR APPROVAL

1. The subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the subdivision meets the minimum requirements of the Land Development Code.
2. Each lot conforms to the requirements of Title 17 of the Logan LDC development requirements.
3. Each lot is suitable for development within the Mixed Residential Medium (MR-20) zone.
4. The project conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
5. The project meets the goals and objectives of the Mixed Residential (MR) designation within the Logan General Plan.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

Moved: Commissioner Sinclair Seconded: Commissioner Price **Passed: 6-0**

Yea: D. Butterfield, A. Davis, D. Newman, T. Nielson, R. Price, S. Sinclair Nay: Abstain:

PC 15-047 LDC Amendment – 17.14. & 17.60 Logan City requests to amend the Land Development Code Chapters 17.14 & 17.60 to correct changes made in earlier amendments.

STAFF: Mr. DeSimone advised that the proposed amendment is to clean up missed language from earlier amendments.

Section 17.14.030.C.1 - change the percentage of a garage footprint from 50% to 100% relative to the primary structure to match the spec sheets. This was an oversight in an earlier amendment dealing with garages.

Section 17.40.60.220 - replace references to Board of Adjustment to Board of Land Use Appeal. This was an oversight in an earlier amendment.

PUBLIC: None

COMMISSION: None

MOTION: Commissioner Price moved to **recommend approval** to the Municipal Council for an amendment to the Land Development Code §17.14 and 17.60 as outlined in PC 15-047 with the findings as listed below. Commissioner Nielson seconded the motion.

FINDINGS FOR APPROVAL

1. Utah state law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The amendment is in conformance with the requirements of Logan Municipal Code Title 17.51.
3. No public comment has been received regarding the proposed amendment.

Moved: Commissioner Price Seconded: Commissioner Nielson **Passed: 6-0**

Yea: D. Butterfield, A. Davis, D. Newman, T. Nielson, R. Price, S. Sinclair Nay: Abstain:

PC 15-045 4th North Corridor Development & Design Plan Logan City requests review and adoption of a corridor development and design plan that evaluates land use, traffic, pedestrian, economic and aesthetic patterns, as well as the interaction with USU in the existing 400 North corridor from 100 West to the entrance of Logan Canyon.

STAFF: Mr. DeSimone briefly reviewed the project (continued from the last meeting). The project boundary extends from 100 West on the west to the mouth of the Canyon (First Dam). The scope of the project was to evaluate the context of the corridor, traffic patterns, existing land uses, current economies, existing links with Utah State University, and provide recommendations for the City to consider on land use, zoning, design, economic development, USU gateways, and pedestrian and vehicular mobility and interconnectivity.

The vision for the corridor is to transform the street into a beautiful boulevard that will serve its function as a transportation conduit as well as being a livable street. The mission is to use the form and function of the streetscape design to make this transformation happen while visually connecting the range of use types that occur along its length. The ideas that comprise the vision and mission of the plan are to:

- *Enhance* the function and form of the corridor;
- Visually *connect* campus to downtown;
- Create *places & spaces* to connect campus to downtown;
- Improve multi-modal *safety* on/across the corridor;
- *Define* a design and development framework; and
- *Stabilize* the surrounding neighborhood.

Land Use Recommendations:

- Maintain a relatively distinct commercial corridor (100 West-200 East) and over time promote a shift to a mixed use type of development pattern.
- Promote a mixed use node at 200 East to help frame the residential component of the corridor.
- Retain residential land uses from 200 East to 600 East. Current residential uses are primarily multi-family uses in single family structures with a mixture of multi-family buildings mixed in.
- Promote a campus oriented mixed use node at 600 East serving USU students and the densification of new development at the northeast side of 400 North and 600 East.
- Promote a recreational linkage from USU trail and eastward into Logan Canyon and other trails.

Design and Development Recommendations:

- Promote the use of planted medians, narrowed roadway; reduce on-street parking, enhanced pedestrian crossings, public art and promoting a sense of gateway into USU at both 600 East and 1200 East.
- Incorporate Main Street design elements into the 400 North corridor – namely lighting, trees, tree gates, benches, bike racks and banner poles.
- Eliminate direct left turns into 300 & 500 East with the construction of medians.
- Promote campus gateways at both 600 East and 1200 East using a combination of pavement treatments, entry features, overhead structures and public art at both important street corners and within the medians.
- Promote distinct streetscape design elements tailored to the adjoining land uses, e.g., mixed uses may have public seating areas along the roadway and residential areas may have a unified fencing theme along its frontage.

PUBLIC: Marilyn Griffin said that the idea that 400 North could become a boulevard is exciting; however, the Adams neighborhood is not desirous for more commercial creep in the area. There are some wonderful homes along 400 North, however, many are not owner-occupied. The sidewalk is a great idea because there are a lot of pedestrians that travel along 400 North.

COMMISSION: Mr. DeSimone pointed out that the ideas in the Plan are sound, some concepts may be more difficult to accomplish right away and are more long-term strategies.

Chairman Davis asked how realistic the medians would be. Mr. DeSimone said the medians are an important element to create a 'boulevard-type feel'. This may be a long-term goal that can be accomplished when financially feasible. Chairman Davis said it is critical to include residents of the Adams neighborhood during the implementation process. There are many children who walk to Adams Elementary. Mr. DeSimone noted that the idea of a median is to create a refuge center in the road to increase pedestrian safety.

Commissioner Price said he is concerned about medians on 300 and 500 East if the idea is to have a roundabout at 600 East. More people will be forced to turn on 400 East. Mr. DeSimone said he did not think a roundabout would work at 600 East; it was a suggestion from the consultant, but may not be realistic to implement. It does force traffic to slow down, which is a benefit to the neighborhood. Commissioner Price said his preference would be the bulb outs.

Commissioner Price asked about bicycle traffic. Mr. DeSimone explained that the idea is to push bike traffic to 300 and 500 North to avoid potential conflicts, especially if travel lanes are narrowed. Commissioner Price noted that 400 North is much easier than 500 North. He appreciates the proposed connection from the University to Canyon Road, which is a great idea.

Commissioner Price said having a commercial node at 600 East feels awkward and questioned future development along 400 North, beyond 1200 East, which seems more logical for a student-based commercial area. Mr. DeSimone explained that the City is currently working on the Hillcrest Neighborhood Plan and the indication from residents is they do not want more commercial in that area. The south side of the road is challenging because of topography. Commissioner Price said the hotel in the area should be removed and something more meaningful put in its place. Mr. DeSimone said 600 East gets more foot traffic from students going up to campus, which seems to have a little more attraction for a commercial node.

Commissioner Butterfield noted that USU is the valley's greatest asset and this plan helps accentuate and promote that notion with future development and improvement. He is very much in support of the Plan. He asked about streetscape improvements being the catalyst for private investment. Mr. DeSimone said that from a practical standpoint, if the City develops a nice streetscape, it may stimulate interest in upgrading property along the corridor as well as attracting new development.

Chairman Davis expressed concern for commercial creep into the residential area with the proposed commercial node at 600 East. Mr. DeSimone explained that the idea is to capitalize on linking USU to downtown and enticing people to utilize this corridor. Chairman Davis said she wanted to make sure it would transition appropriately. Mr. DeSimone said the Plan conceptually suggests a commercial node in that area and encouraged the Commission not to discount the idea as a whole; there are many factors which would have to come into play to make it happen. The idea is for it to be unique and appropriate for the location (possibly something small like Island Market which can be utilized by the residents).

Mr. DeSimone pointed out that areas can be further refined if the Commission feels that is important. Chairman Davis said she has received public input regarding the 600 East commercial node and concern for more commercial in the area.

Commissioner Butterfield likes the idea, he does not want to see any commercial creep into the neighborhoods, however, he believes that clearly defined nodes help improve property values and the idea of walking economic activity along the corridor.

Mr. DeSimone said the advantage of the process is that it will not change any zoning; many items will be long-term and will help with future decision making and development. Commissioner Sinclair agreed and encouraged an ongoing collaborative approach.

Commissioner Butterfield said the Plan does not contain every detail for implementation but is a good starting point and can be refined as it develops.

Commissioner Price suggested providing the Municipal Council with a summary of the points that have been discussed. He is not convinced that single-family housing will work along the entire road and it will be important to be open to higher-density development. Mr. DeSimone agreed and said one of the ideas that was given some thought was an alley stem on the back sides of the homes to provide alternative points of access than 400 North; discussions will continue and evolve over time.

MOTION: Commissioner Butterfield moved to forward **a recommendation for approval** to the Municipal Council for adoption of the Fourth North Corridor Plan as presented with the findings as listed below. Commissioner Sinclair seconded the motion.

FINDINGS FOR APPROVAL

1. Utah state law authorizes local Planning Commissions to recommend resolution changes to the legislative body (Municipal Council).
2. The Fourth North Corridor Design & Development Plan outlines steps to improve the 400 North corridor from an economic, land use, transportation and design standpoint, resulting in better overall health, safety and welfare of the citizens of Logan.
3. The Logan City General Plan identifies the need and importance of specific planning documents in Figure 1.1.
4. Logan City adopted the Adams Neighborhood Plan in October of 2013 which identified the need and importance of further study of the 400 North corridor.

Moved: Commissioner Butterfield Seconded: Commissioner Sinclair **Passed: 6-0**

Yea: D. Butterfield, A. Davis, D. Newman, T. Nielson, R. Price, S. Sinclair Nay: Abstain:

WORKSHOP ITEMS for September 24, 2015

PC 15-019 Young Auto Mall (continued from May 28)

Meeting adjourned at 7:30 p.m.

Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of September 10, 2015.

Michael A. DeSimone
Community Development Director

Russ Price
2015 Planning Commission Vice-Chair

Russ Holley
Senior Planner

Amber Reeder
Planner II

Debbie Zilles
Administrative Assistant